

Single Family Residence **RESIDENTIAL**

8609 PRIEST RIVER DR

ROUND ROCK, TX 78681

\$495,938 TopHap Estimate · \$196 / ft² · confidence 97 · as of Jul 14, 2026



3

BATHS

2,531 ft²

LIVING AREA

0.15 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$496K

\$482K low

\$510K high

Est. Owner Equity

\$319,638

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$7,736 (2025)
Assessed Value	\$532,600
Previous Assessed	\$484,182
Assessor Market Value	\$542,180

PROPERTY FACTS

Property Type	Single Family Residence
County	WILLIAMSON
Lot (acres)	0.15
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 36 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fern Bluff Elementary School	Elementary	PK–5	0.7 mi
Chisholm Trail Middle School	Middle	6–8	1.8 mi
Round Rock High School	High	9–12	1.9 mi

District: Round Rock Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 78681

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K MEDIAN IN- COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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